

ORDINANCE-O- 2009 - 87

A BILL FOR AN ORDINANCE REPEALING AND REENACTING CHAPTER 16.04 OF THE LONGMONT MUNICIPAL CODE, ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Section 2-International Building Code Adopted

Chapter 16.04 of the Longmont Municipal Code is hereby repealed and reenacted to read as follows:

16.04.010 International Building Code Adopted

The Longmont Municipal Code is hereby repealed and reenacted to read as follows:

International Building Code including Appendix Chapter I adopted

Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City, by reference thereto, the International Building Code, 2009 Edition, including Appendix Chapter I, published by the International Code Council, Inc., 4051 West Flossmoor Road,, Country Club Hills, IL 60478 , that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of buildings and structures for the purpose of safeguarding the public health, safety, and general welfare. All references in this code to the International Building Code are to the edition referenced above.

16.04.020 Copies of code--Filing for public inspection

At the time of adoption, one certified true copy of the International Building Code, published by the International Code Council, is on file in

the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally adopted, is available for sale at the office of the city clerk, at a price reflecting cost to the city as established by the city manager, pursuant to this municipal code.

16.04.030 Section 101.1 amended--Title

International Building Code is amended by insertion of “the City of Longmont” in the brackets.

16.04.040 Section 104.1 amended--Duties and powers of building official, general

Section 104.1 of the International Building Code is amended by addition of the following:

The building official is authorized, as a condition of issuing a building permit, to prepare and enter into agreements between the City and building owners to prevent the unauthorized use or occupancy of basements which do not have adequate egress facilities and/or to prevent use or occupancy of buildings, or portions thereof, which do not comply with this code or other City ordinances for independent dwelling units. The building official may not, unless otherwise authorized, waive requirements of any codes in this Title 16, or make additional requirements, as a condition of receiving a permit.

16.04.050 Section 105.1.3 added--Permits required, Solid Fueled Appliances

Section 105.1 of the International Building Code is amended by the addition of the following:

105.1.3 Solid Fueled Appliances. No permit shall be issued for the installation of a wood stove appliance which does not fully conform to the Regulations on Emissions of the State of Colorado in effect at the time of permit application. No permit shall be issued for the installation of a solid

fuel-burning fireplace appliance, until and unless the fee, established by the city council from time-to-time by resolution, is paid in addition to all other building permit fees and charges.

All fees collected pursuant to this section shall be appropriated to the Air Quality Special Revenue Fund, a fund created for the purpose of funding additional air quality related projects.

16.04.060 Section 105.2 modified--Work exempt from permit

Section 105.2 of the International Building Code is amended by the deletion of subsections 2, 3 and 9 under Building.

16.04.070 Section 107.3.1 amended--Approval of construction documents

Section 107.3.1 of the International Building Code is amended by the following revision to sentence one: "When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states "APPROVED PLANS." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative.

16.04.080 Section 109.2 amended--Schedule of permit fees

Section 108.2 of the International Building Code is amended by the addition of the following:

Fees for any permit, plan review, or inspection required by this code shall be established from time-to-time by resolution of the city council.

16.04.090 Section 111.1 amended--Use and occupancy

Section 111.1 of the International Building Code is amended by the addition of the following:

Exception: Group U occupancies

16.04.100 Section 111.5 added--Certificate of Completion or partial completion

Section 111.5 of the International Building Code is amended by the addition of the following:

111.5 Certificate of Completion or Partial Completion. A Certificate of Partial Completion is required on all projects not intended for immediate use or occupancy until further tenant finish work is completed, which projects are otherwise in compliance with approved plans, specifications, and ordinances enforced by the building official. A Certificate of Completion is intended for remodeled buildings not requiring a new Certificate of Occupancy and for alterations to existing buildings where the occupancy limits of that building have not changed.

The certificate shall contain the following:

1. The building permit number
2. The address of the building
3. The name and address of the owner
4. A description of the portion(s) of the building for which the certificate is issued
5. A statement that the work identified in the listed permit is complete and in compliance with approved plans, specifications, and other laws of the jurisdiction, and that occupancy is not permitted until additional tenant finish work is by permitted, completed, and approved.
6. A notice that the certificate must be posted on the premises or portion(s) identified therein.
7. The name of the building official

16.04.110 Section 113 replaced--Board of Appeals

Section 113 of the International Building Code is deleted in its entirety and replaced with the following:

113.1 General. For provisions relating to the board of appeals, see Chapter 16.30 of the Longmont Municipal Code.

16.04.120 Section 114 replaced--Violations

Section 114 of the International Building Code is deleted in its entirety and replaced with the following:

114.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair, relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or cause or permit the same to be done, in violation of this code.

114.2 Violation. Any person committing or permitting a violation of this code commits a separate offense for each day or part of a day during which the violation exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal code.

114.3 Violation penalties. Imposition of one penalty for any violation shall not excuse the violation nor permit it to continue, and all such persons shall correct or remedy such violations or defect within a reasonable time.

114.4 Prosecution of violation. In addition to any other penalties, any violation of this code is a public nuisance and shall be enjoined by a court of competent jurisdiction. Nothing in this code shall prevent the city attorney from seeking appropriate legal or equitable relief from any court of competent jurisdiction.

16.04.130 Section 202 added--Definitions

Section 202 of the International Building Code is amended by the addition of the following definition:

Deleted: s

WOOD STOVE: A wood-fired appliance, including a fireplace insert, with a closed fire chamber that maintains an air-to-fuel ratio of less than 30 during the burning of 90 percent or more of the fuel mass consumed in the low-firing cycle. The low-firing cycle means 25 percent or less of the maximum burn rate achieved with doors closed, or the minimum burn rate achievable.

16.04.140 Section 308.5 amended--Group I-4 day care facility

Section 308.5 of the International Building Code is amended by the deletion of the reference to the International Residential Code.

16.04.150 Section 308.5.2 amended--Child Care Facility

Section 308.5.2 of the International Building Code by the deletion of the exception.

16.04.160 Section 310 amended--Residential Group R

Section 310.1 of the International Building Code is amended by the addition of the following at the beginning of the first sentence:

Whenever a residential occupancy that has a fuel-fired appliance or attached garage has interior work performed that requires a permit, or whenever a residential property changes ownership or tenancy, a carbon monoxide detector shall be installed within 15 feet of any sleeping area; those detectors may be battery operated, hard wired, or cord and plug type.

16.04.170 Section 310 amended--R-4

Section 310.1 of the International Building Code is amended by the deletion of the reference to the International Residential Code in Section R-4.

16.04.180 Section 419.1 amended--General

Section 419.1 of the International Building Code is amended by the revision of the exception to state 15%.

16.04.190 Section 709.3 amended--Fire-resistance rating

Section 709.3 of the International Building Code is amended by the deletion of the exceptions.

16.04.200 Section 901.5 amended--Acceptance tests

Section 901.5 of the International Building Code is amended by the deletion of Section 901.5 and the adoption of the following:

901.5 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. Non-required fire alarm and detection systems shall be inspected, tested, and maintained or removed, or have signage posted as required by the code official.

16.04.210 Section 902.1 replaced--Definitions

Section 902.1 of the International Building Code “FIRE ALARM SYSTEM” is deleted in its entirety and replaced with the following:

**FIRE ALARM SYSTEM** A system consisting of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

16.04.220 Sections 903 replaced--Automatic sprinkler systems

Section 903.2.1.1 of the International Building Code is deleted in its entirety and replaced with the following:

903.2.1.1 All Group A-1. An automatic sprinkler system shall be provided throughout a fire area containing a Group A-1 occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi-theater complex.

16.04.230 Section 903.2.2 replaced--Group B ambulatory health care facilities

Section 903.2.2 of the International Building Code is deleted in its entirety and replaced with the following:

903.2.2 Group B ambulatory health care facilities. Automatic fire sprinkler systems shall be installed throughout all buildings containing Group B ambulatory health care facility occupancy when either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such an occupancy.

6.04.240 Section 903.2.7 amended--Group M

Section 903.2.7 of the International Building Code is amended by the deletion of subsection 4.

16.04.250 Section 903.2.11 replaced--Specific building areas and hazards

Section 903.2.11.1 of the International Building Code is deleted in its entirety and replaced with the following:

903.2.11.1 Stories without openings. Automatic sprinkler systems shall be installed throughout all stories, including basements, of all buildings where there are not provided openings entirely above the adjoining ground level totaling at least 20 square feet in each 50 linear feet, or fraction thereof, of the exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet.

Section 16.04.260 Section 903.2.11.3 replaced--Buildings over 35 feet in height

Section 903.2.11.3 of the International Building Code is deleted in its entirety and replaced with the following:

903.2.11.3 Buildings over 35 feet in height. Automatic sprinkler systems shall be installed throughout all buildings having a building height more than 35 feet measured from the lowest grade at a point 5 feet away from the buildings' exterior walls to the top of the highest ridgelines.

Exceptions:

1. Airport control towers
2. Open parking structures

16.04.270 Section 903.2 amended--Buildings greater than 12,000 square feet and Buildings more than 2 stories

Section 903.2 of the International Building Code is amended by addition of the following:

903.2.11.7 Buildings greater than 12,000 square feet. An automatic sprinkler system shall be provided throughout all buildings where the fire area exceeds 12,000 square feet, or where the combined fire



area on all floors, including mezzanines and basements, exceeds 24,000 square feet.

Exceptions:

1. F-2 Occupancies
2. Open parking structures

903.2.11.8 Buildings more than 2 stories. An automatic sprinkler system shall be provided throughout all buildings more than 2 stories in height.

16.04.280 Section 903.4.2 replaced--Alarms

Section 903.4.2 of the International Building Code is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible/visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An approved audible/visual sprinkler flow alarm shall be provided on the exterior of the building in an approved location above the fire department connection. An approved audible/visual sprinkler flow alarm to alert the occupants shall be provided throughout the interior of the building in accordance with Sections 907.10.1 through 907.10.2 and NFPA 72. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

16.04.290 Section 904.3.5 amended--Monitoring of alternative automatic fire-extinguishing systems

904.3.5 of the International Building Code is amended by addition of the following:

904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems, when installed as an alternative to the required automatic sprinkler systems of Section 903, monitoring shall be required in accordance with NFPA 72.

16.04.300 Section 906.1 replaced--Where required

Section 906.1 of the International Building Code is deleted in its entirety and replaced with the following:

1. In all occupancies not protected by approved fire sprinkler systems.

16.04.310 Section 907.1.3 replaced--Equipment

Section 907.1.3 of the International Building Code is deleted in its entirety and replaced with the following:

907.1.3 Equipment. Systems and components shall be listed and approved for the purpose which they are installed. Only addressable fire alarm panels will be approved.

Exception: Fire alarm panels that can transmit individual specific initiating device information.

Section 907.1.3.1 Combination fire and security panels. A fire alarm system shall not be used for any purpose other than fire protection or control of fire protection systems. Combination fire and security panels are not permitted.

16.04.320 Section 907.2.1 replaced--Group A

Section 907.2.1 of the International Building Code is deleted in its entirety and replaced with the following:

907.2.1 Group A. A manual and automatic fire alarm system shall be installed in accordance with NFPA 72 in all Group A occupancies. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm as required for the Group E occupancy.

Exceptions:

1. Where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow
2. Fire area is 750 square feet or less.

16.04.330 Section 907.2.7.1 deleted--Occupant notification

Section 907.2.7.1 of the International Building Code is deleted in its entirety.

16.04.340 Section 907.6.5 amended--Monitoring

Section 907.6.5 of the International Building Code is amended by addition of the following:

Supervising station shall report all fire alarms in a contact identification point reporting format.

16.04.350 Section 1008.1.9.6 amended--Special locking arrangements in Group I-2

Section 1008.1.9.6 of the International Building Code is amended by the replacing the word “or” with the word “and” after “Section 903.3.1.1.”

16.04.360 Section 1008.1.9.7 replaced--Delayed egress locks

Section 1008.1.9.7 of the International Building Code is deleted in its entirety and replaced with the following:

1008.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E, and H occupancies in buildings which are equipped throughout with an automatic sprinkler system in accordance with NFPA 13 and an approved automatic smoke detection system installed in accordance with NFPA 72 provided that the doors unlock in accordance with Items 1 through 6 below.

16.04.370 Section 1009.12 amended--Handrails

Section 1009.12 of the International Building Code is amended by the revision of exception #5 to four or more risers.

16.04.380 Section 1013.2 amended--Height

Section 1013.2 of the International Building Code is amended by the addition of the following at the end of the first sentence: When installed in Group R occupancies, the guard shall be measured from the top of the walking surface.

16.04.390 Section 1018.1 amended--Corridors

Section 1018.1 of the International Building Code is amended by the revision of Table 1018.1 as follows:

Occupancy Group R required corridor fire-resistance rating in buildings with a sprinkler system shall be 1 hour.

16.04.400 Section 1029.5.1 amended--Window wells, minimum size

Section 1029.5.1 of the International Building Code is amended by adding the following:

Exceptions:

1. Buildings classified in Group R occupancy, constructed with permits issued before March 30, 1986, may use existing egress window wells, which are a minimum of 24 inches (610mm) in depth from the foundation.
2. Buildings classified in Group R occupancy constructed with permits issued between March 30, 1986 and January 1, 1996, may use existing egress window wells, which are 30 inches (762mm) in depth from the foundation.

16.04.410 Section 1208.2 amended--Ceiling height

Section 1208.2 of the International Building Code is amended by the addition of the following:

Areas of existing basements with ceiling heights below 6'8" in height shall not be considered habitable space and are not subject to variances from the Master Board of Appeals. The Building Official may allow existing basements with ceiling height between 6'8" and 7' to be finished and or occupied as habitable space provided there is no technically feasible solution to comply with the required ceiling height.

16.04.420 Section 1608.1 amended--Snow loads, general

Section 1608.1 of the International Building Code is amended by the addition of the following:

The basic design snow load shall be thirty pounds per square foot (1436.4Pa). The ground design snow load shall be thirty pounds per square foot.

16.04.430 Section 1609.3 amended--Basic wind speed

Section 1609.3 of the International Building Code is amended by replacing the last sentence of the section with the following:

The basic wind speed for determining design wind pressure shall be determined utilizing the *Colorado Front Range Gust Map* published by JVA Inc. 1319 Spruce Street, Boulder, CO.

16.04.440 Section 1809.5 replaced--Frost protection

Section 1809.5 of the International Building Code is amended by the deletion of published exception 2 and 3, and the replacement of exception 2 with the following:

2. Free-standing storage buildings 120 square feet or less with an eave height of 8 feet or less.

16.04.450 Section 3001.2 amended--Referenced standards

Section 3001.2 of the International Building Code is amended by the insertion after ASME A17.1, of the following:

ASME A18.1. Elevators shall be inspected at least annually.

16.04.460 Section 3201 amended--General

Section 3201.1 of the International Building Code is amended by the addition of the following:

No part of any structure or any appendage thereto, except signs not interfering with public use or safety, shall project beyond the property line of the building site, except as specified in this chapter or as approved by the city council.

16.04.470 Section 3202.3.1.1 added--Awning construction

Section 3202.3.1 of the International Building Code is amended by the addition of the following:

3202.3.1.1 Awning construction. Awnings shall have noncombustible frames but may have combustible coverings. Every

awning shall be collapsible, retractable, or capable of being folded against the face of the supporting building. When collapsed, retracted, or folded, the design shall be such that the awning does not block any required means of egress.

Exceptions:

1. A fixed frame awning not exceeding ten feet in length may be erected over the entrance to a building.
2. A fixed frame awning may extend across the full frontage of the building provided the awning does not extend closer than six inches to a line formed by a 75 degree angle of inclination from the base to the top of the front wall of the building.

16.04.480 Chapter 34 deleted

Chapter 34 of the International Building Code is deleted in its entirety. Refer to the adopted International Existing Building Code for requirements.